

TPIS252538/2018



தமிழ்நாடு தமில்நாடு TAMILNADU
20452
24 2018

Union Christian Association

BN 858625
J. JAYAKAR
STAMP VENDOR
LNO. 17/83197
ANNA NAGAR, CH-40

LEASE DEED

This lease deed is executed at Chennai on this ^{2nd} day of APRIL 2018,
Between;

UNION CHRISTIAN ASSOCIATION, Registered under the Tamil Nadu Societies Registration Act, having its registered office at No.33, Nowroji Road, Chennai-600 031, Represented by its General Secretary **Mr.SANTOSH UKKUR (Aadhar No.8369 7887 5553)**, Son of Mr.Jose Ukkur, aged about 47 years, residing at No.11, Aranganathapuram Street, Chetpet, Chennai - 600 031, Hereinafter referred to as the **LESSOR**;

For UNION CHRISTIAN PUBLIC SCHOOL

Elizabeth George
CORRESPONDENT

For THE UNION CHRISTIAN ASSOCIATION (MADRAS)

Santosh Ukkur
Gen. Secretary

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OF BOOK I CONTAINS 13 SHEET
1 SHEET

B
SUB REGISTRAR



Sing
PRINCIPAL
UNION CHRISTIAN PUBLIC SCHOOL
No. 29, Pachaiappas Collage Hostel Road,
Chetput. Chennai - 600 031.



For UNION CHRISTIAN PUBLIC SCHOOL
Elizabeth George
CORRESPONDENT

/ 2 /

AND

UNION CHRISTIAN PUBLIC SCHOOL, having its registered office at New No.29, Old No.36, Pachiappa's College Hostel Road, Chetpet, Chennai-600 031. Represented by its Correspondent **Mrs. ELIZABETH GEORGE (Aadhar No.5099 2251 0348)**, Wife of Mr.K.George, aged about 62 years, residing at Old No.5/3, New No.12, Kilpauk Garden Road, 1st Street, Kilpauk, Chennai - 600 010, Hereinafter referred to as the **LESSEE**.

The expressions **LESSOR** and **LESSEE** wherever they appear in this deed shall mean and include their respective heirs, executors, administrators, legal representatives and assigns.

For THE UNION CHRISTIAN ASSOCIATION (MADRAS)

[Signature]
Gen. Secretary

For UNION CHRISTIAN PUBLIC SCHOOL

[Signature]
CORRESPONDENT

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OF BOOK I CONTAINS 13 SHEET
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SUB REGISTRAR

For UNION CHRISTIAN PUBLIC SCHOOL

[Signature]
CORRESPONDENT

[Signature]
PRINCIPAL
UNION CHRISTIAN PUBLIC SCHOOL
No. 29, Pachiappas Collage Hostal Road,
Chetput. Chennai - 600 031.



WHEREAS the LESSOR is the absolute owner of the property morefully described in the schedule hereunder.

WHEREAS the LESSOR had acquired the larger extent of schedule property as under follows :

(i). Property situate at Old Door No.4, New Door No.33, Nowroji Road, Kilpauk, Chennai-600 031, measuring **20 Grounds** and **320 sq.ft.**, (i.e.48,320 sq.ft.,) of land or thereabouts, Comprised in C.C.No.606, O.S.No.133, **R.S.No.376/1, Block No.14** and **R.S.No.376/121, Block No.23** of **Egmore Village**, Egmore - Nungambakkam Taluk, acquired the same, vide four Sale Deeds:

- (a). Dt.07.04.1979, Regis tered as **Document No.542 of 1979**,
 - (b). Dt.07.04.1979, Registered as **Document No.543 of 1979**,
 - (c). Dt.07.04.1979, Registered as **Document No.544 of 1979** and
 - (d). Dt.07.04.1979, Registered **as Document 545 of 1979**,
- on the file of the sub - Registrar of West Madras, now S.R.O.Periamet.

For UNION CHRISTIAN PUBLIC SCHOOL

Elizabeth George
CORRESPONDENT

For THE UNION CHRISTIAN ASSOCIATION (MADRAS)

[Signature]

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3 SHEET



[Signature]
PRINCIPAL

UNION CHRISTIAN PUBLIC SCHOOL
No. 29, Pachaippas Collage Hostal Road,
Chetput. Chennai - 600 031.



For UNION CHRISTIAN PUBLIC SCHOOL

Elizabeth George
CORRESPONDENT

(ii). Property situate at New No.29, Old No.36, **Pachiappa's College Hostel Road**, Chetpet, Chennai-600 031, measuring **3 Grounds and 2304 sq.ft.**, (i.e. 9504 sq.ft.) of land or thereabouts, Comprised in **R.S.374/9, Block No.22, Egmore Village**, Egmore- Nungambakkam Taluk, acquired the same, vide Sale Deed, Dt. 17.07.2002, Registered as **Document No.1477 of 2002**, on the file of the sub - Registrar of Periamet .

Whereas the Lessee has approached the Lessor to let out the land measuring **10 Grounds and 2301 sq.ft., (i.e.26,301 sq.ft.)** of Land or thereabouts facing New No.29, Old No.36, **Pachiappa's College Hostel Road**, Chetpet, Chennai-600 031, from the aforesaid larger extent of land, **which is morefully described in the schedule hereunder**, for the lessee to operate a school recognized by the **Central Board of secondary Education (CBSE)** AND WHEREAS it is required by the CBSE that it allot sufficient land and building for the operation of the above said school, and the Lessor has therefore decided to lease the property more fully described in the schedule hereunder to the above named LESSEE for a period of **33 years**.

And the LESSOR agreed to let out the same on the following terms and conditions.

AND WHEREAS the LESSOR AND LESSEE have set their hands on this deed of lease covenanted as herein below :-

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-:

1. LESSOR shall lease and LESSEE shall pay rent as consideration for the property more fully described in the Schedule hereunder, for solely the purpose of operating a School in the name & style "**UNION CHRISTIAN PUBLIC SCHOOL**", for consideration of a monthly rent of **Rs.100/- (Rupees One Hundred only)** payable according to English Calendar Month exclusive of electricity charges.
2. The LESSEE shall pay the above-mentioned monthly rent, on or before the 5th day of every succeeding month, failing which the LESSOR shall hold the LESSEE in default.

For UNION CHRISTIAN PUBLIC SCHOOL

Elizabeth George
CORRESPONDENT

For THE UNION CHRISTIAN ASSOCIATION (MADRAS)

[Signature]

[Signature]

PRINCIPAL

UNION CHRISTIAN PUBLIC SCHOOL
No. 29, Pachiappas Collage Hostal Road
Chetput, Chennai - 600 031

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For UNION CHRISTIAN PUBLIC SCHOOL
SUB REGISTRAR

Elizabeth George
CORRESPONDENT



3. The LESSEE has paid a sum of **Rs. 5,000/- (Rupees Five Thousand Only)** as Security Deposit, which is refundable at the termination of the Lease to the Lessor and on delivery of vacant possession of the schedule property in good and tenantable condition. The said amount shall not carry any interest.
4. The LESSEE shall use the property more fully described in the Schedule hereunder, solely for operating a school.
5. The LESSEE, shall pay Electricity charges directly to the TNEB as per the meters provided in the premises.
6. The LESSEE shall not sublet the premises either in part or in whole to any third parties without the written consent of the LESSOR.
7. The period of this lease is determined as **33 years** commencing from **01.04.2018** to **01.04.2051**.
8. The LESSOR hereby confirms that no deposit/rental advance has been received from the LESSEE.
9. The LESSOR shall pay the property tax and water tax in respect of the schedule mentioned property.
10. The LESSEE shall permit the LESSOR or their agents or servants to inspect the premises at all reasonable times after giving due notice for the same.
11. The LESSOR or LESSEE may terminate the tenancy before the expiration of the period mentioned above by furnishing 2 month's notice upon each other.
12. The LESSEE shall use the property more fully described in the Schedule hereunder, solely for operating a school.
13. The LESSEE, shall not make any structural modification in the property more fully described in the Schedule hereunder
14. This Lease deed shall be subject to the jurisdiction of the courts Chennai only.

For UNION CHRISTIAN PUBLIC SCHOOL

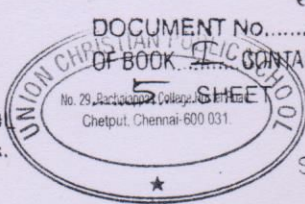
Elizabeth George
CORRESPONDENT

For THE UNION CHRISTIAN ASSOCIATION (MADRAS)

[Signature]
Gen. Secretary

[Signature]
PRINCIPAL

UNION CHRISTIAN PUBLIC SCHOOL
No. 29, Pachaippas Collage Hostel Road,
Chetput, Chennai - 600 031.



[Signature]
SUB REGISTRAR

For UNION CHRISTIAN PUBLIC SCHOOL
Elizabeth George
CORRESPONDENT

SCHEDULE OF THE PROPERTY

All that piece and parcel of land and school premises, facing New No.29, Old No.36, **Pachiappa's College Hostel Road**, Chetpet, Chennai-600 031, total extent measuring **10 Grounds and 2301 sq.ft., (i.e. 26,301 sq.ft.,)** of Land or thereabouts as follows :

(i). Measuring 6 Grounds and 2397 sq.ft., (i.e. 16797 sq.ft.,) out of 20 Grounds and 320 sq.ft., (i.e.48,320 sq.ft.,) Comprised in C.C.No.606, O.S.No.133, **R.S.No.376/1, Block No.14 and R.S.No.376/121, Block No.23,**

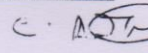

(ii). Measuring 3 Grounds and 2304 sq.ft., (i.e. 9504 sq.ft.,) Comprised in **R.S.374/9, Block No.22 of Egmore Village**, Egmore - Nungambakkam Taluk, Chennai District and being bounded on the :

- North by : Remaining part of Lessor property,
- South by : Pachiappa's College Hostel Road Remaining part of Lessor property,
- East by : Remaining part of Lessor property and U.C.A.College
- West by : Remaining part of Lessor property,

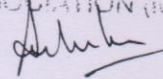
admeasuring **10 Grounds and 2301 sq.ft., (i.e. 26,301 sq.ft.,)** of land or thereabouts as per Plan marked "RED" in colour annexed herewith hereby entered into Lease Deed, situate within the Registration District of Central Chennai and Sub-Registration District of Periamet.

IN WITNESS WHEREOF THE LESSOR AND LESSEE above named have affixed their signature on the day, month and the year first above written.

WITNESSES:

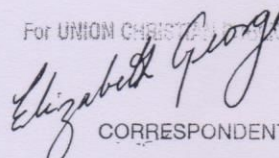
1. 
C. AMUDHAN S/o P.Chandrasekaran
 NO-4/280 Bayanai Koil (ST)
 Kannam pukayam, Redhills, ch-52
2. 
M. STANTHI
 13, C-R. St.,
 Periamet, ch-3.

For THE UNION CHRISTI.
ASSOCIATION (MADRAS)



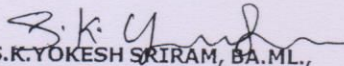
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For UNION CHRISTIAN PUBLIC SCHOOL

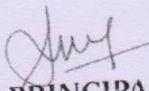


CORRESPONDENT

DRAFTED BY:

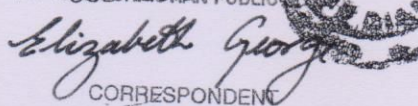

S.K.YOKESH SRIRAM, BA.ML.,
Advocate,
 No. 13, Cuddappah Rengiah Street,
 Periamet, Chennai-600003.
 Mobile No.99410 50505.

DOCUMENT No.....778.....OF 20 18
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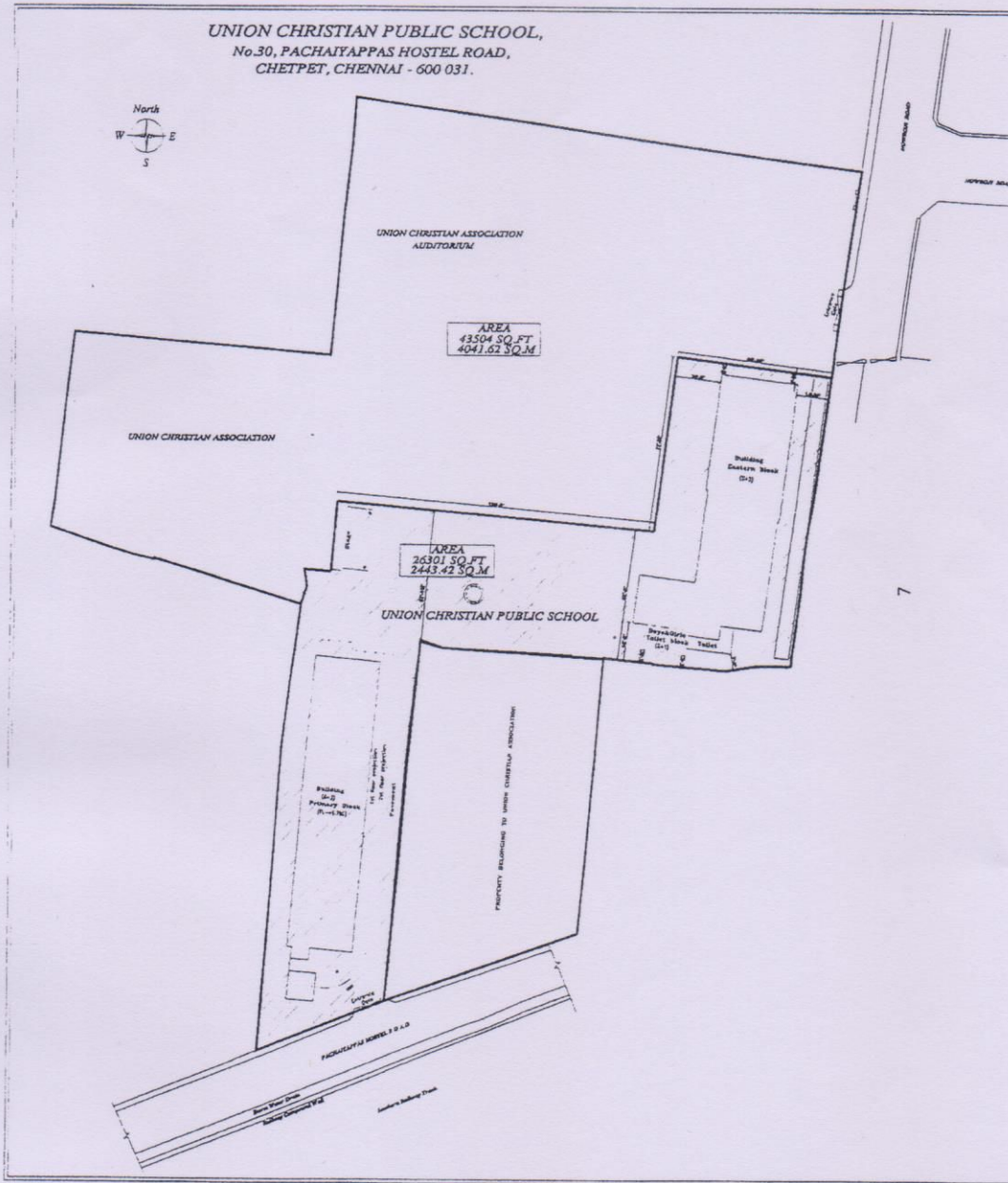

PRINCIPAL
UNION CHRISTIAN PUBLIC SCHOOL
 No. 29, Pachiappas Collage Hostel Road,
 Chetput, Chennai - 600 031.



For UNION CHRISTIAN PUBLIC


 CORRESPONDENT





For UNION CHRISTIAN PUBLIC SCHOOL
Elizabeth George
 CORRESPONDENT

For THE UNION CHRISTIAN ASSOCIATION (MADRAS)
[Signature]
 Gen. Secretary

[Signature]
 PRINCIPAL
 UNION CHRISTIAN PUBLIC SCHOOL
 No. 29, Pachaiappas Collage Hostel Road,
 Chetput, Chennai - 600 031.



DOCUMENT NO. 773 OF 2018
 OF BOOK 1 CONTAINS 13 SHEET

For UNION CHRISTIAN PUBLIC SCHOOL
 SUB REGISTRAR
Elizabeth George
 CORRESPONDENT

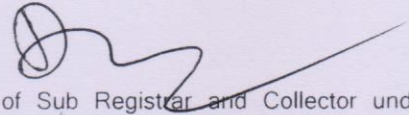


CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 254 of 2018

I hereby certify that a sum of ₹ 1,036/- (Rupees One Thousand and Thirty Six only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. SANTHOSH UKKUR residing at NO.11, ARAGANATHAPURAM STREET, CHETPET,CHENNAI, Chennai, Tamil Nadu, India, 600031.

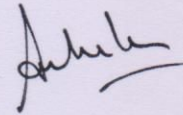
Sub Registrar Periamet
Date: 02/04/2018



Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Periamet and fee of ₹ 465/- paid at 03:08 PM on the 02/04/2018 by

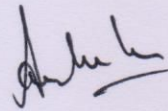
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Additions as per recitals of document

Execution admitted by

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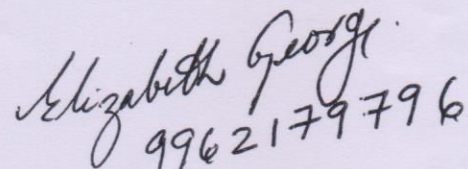



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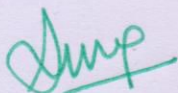
Additions as per recitals of document

Claim admitted by

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Additions as per recitals of document



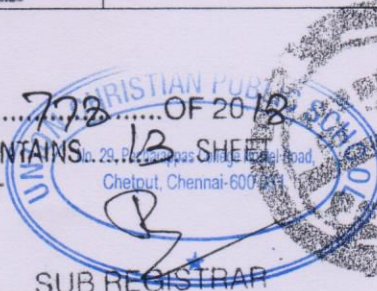
PRINCIPAL

UNION CHRISTIAN PUBLIC SCHOOL
No. 29, Pachaappas Collage Hostal Road,
Chetput, Chennai - 600 031:

DOCUMENT No. 778 OF 2018

OF BOOK I CONTAINS 13 SHEETS

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SUB REGISTRAR



CORRESPONDENT

Identified By

1. *Am*

Mr AMUDHAN Son of CHANDRAKESAN NO.4/280 BAJANA KOIL STREET ,
KANNAMPALAYAM , REDHILLS, CHENNAI, Chennai, Tamil Nadu, India, 600052.

2. *gsh*

Mrs. SHANTHI Wife of MURALIKRISHNAN NO.12 ASHOK AVENUE 2 ND
CROSS STREET PERIYAR NAGAR, CHENNAI, Chennai, Tamil Nadu, India,
600099.

2nd day of April 2018

MANICKAVASAKAM B

Sub Registrar

Periamet

Signature

SUB-REGISTRAR

IN THE CADRE OF DISTRICT REGISTRAR
PERIAMET, CHENNAI-600 003.

Registered as Number R/Periamet/Book-1/778/2018.



Date 02/04/2018

Periamet

MANICKAVASAKAM B

Sub Registrar

Signature

SUB-REGISTRAR

IN THE CADRE OF DISTRICT REGISTRAR
PERIAMET, CHENNAI-600 003.

DOCUMENT No. 778 OF 20 18
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SUB REGISTRAR



Signature

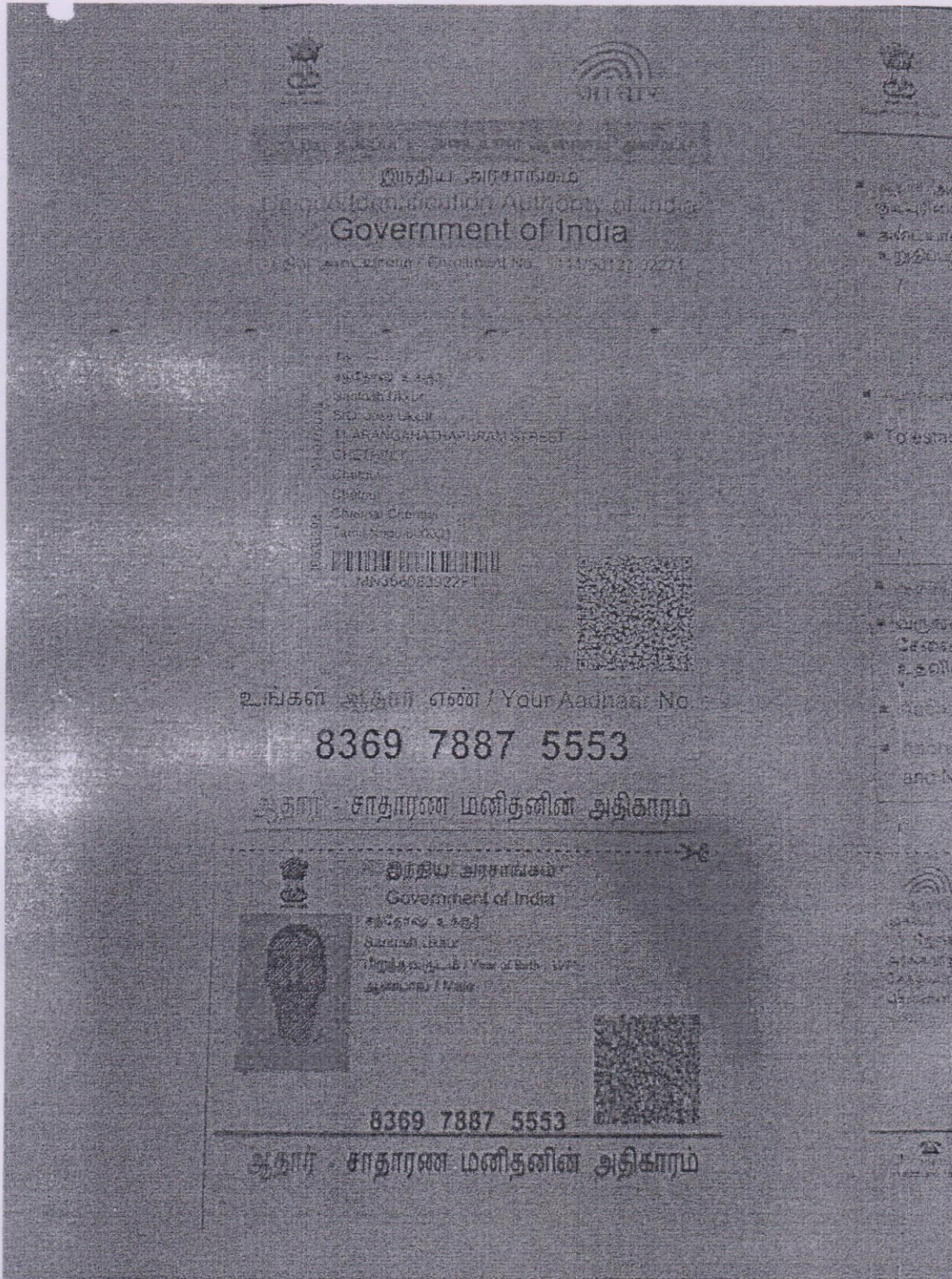
PRINCIPAL

UNION CHRISTIAN PUBLIC SCHOOL
No. 29, Pachaiappas Collage Hostal Road,
Chetput, Chennai - 600 031.



For UNION CHRISTIAN PUBLIC SCHOOL

Signature
CORRESPONDENT



8

For THE UNION CHRISTIAN ASSOCIATION (MADRAS)

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PRINCIPAL
UNION CHRISTIAN PUBLIC SCHOOL
 No. 29, Pachaiappas Collage Hostel Road,
 Chetput, Chennai - 600 031.

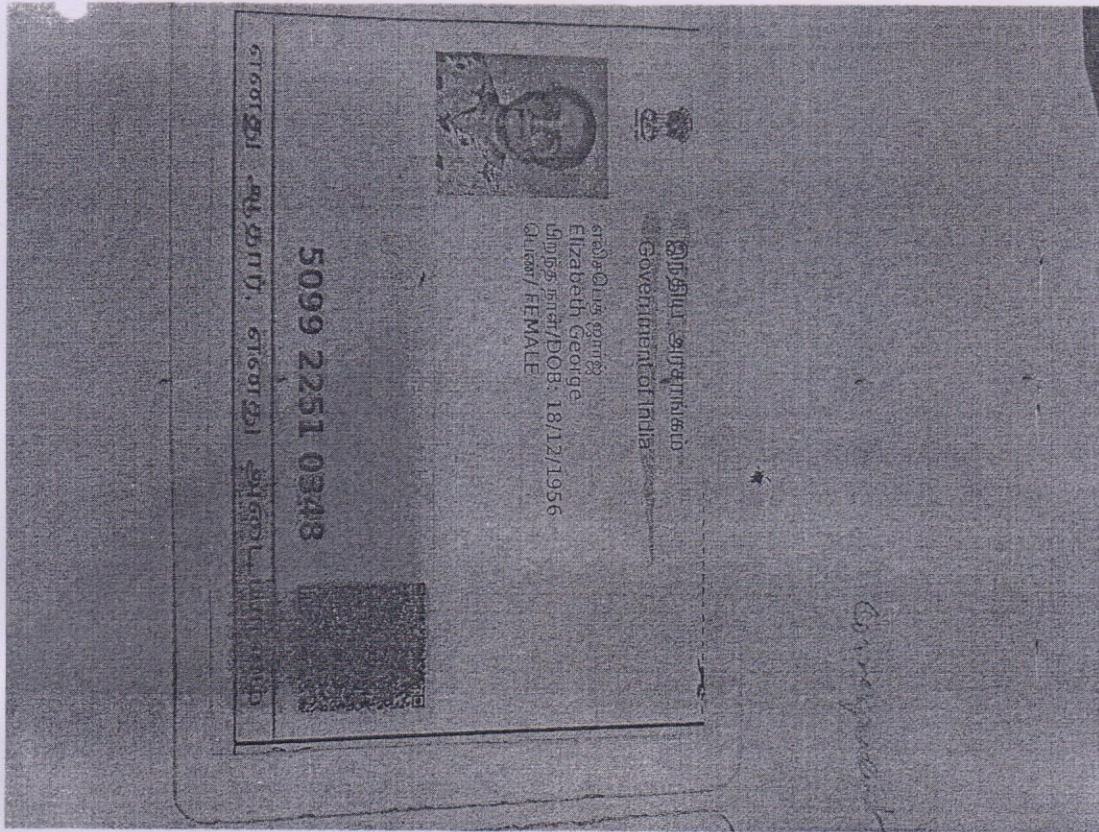
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 OF BOOK T SHEET 13
 UNION CHRISTIAN PUBLIC SCHOOL
 Pachaiappas Collage Hostel Road,
 Chetput - Chennai - 600 031



For UNION CHRISTIAN PUBLIC SCHOOL

SUB REGISTRAR

Elizabeth George
CORRESPONDENT



Elizabeth George
CORRESPONDENT

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PRINCIPAL
UNION CHRISTIAN PUBLIC SCHOOL,
No. 29, Pachaiappas Collage Hostel Road,
Chetput, Chennai - 600 031.



SUB REGISTRAR

Elizabeth George





C. ASD

DOCUMENT No. 778 OF 20/2

OF BOOK I CONTAINS 13 SHEET

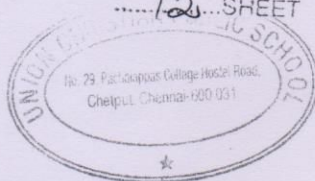
12 SHEET

PRINCIPAL

UNION CHRISTIAN PUBLIC SCHOOL

No. 29, Pachaipappas Collage Hostal Road,

Chetput, Chennai - 600 031.

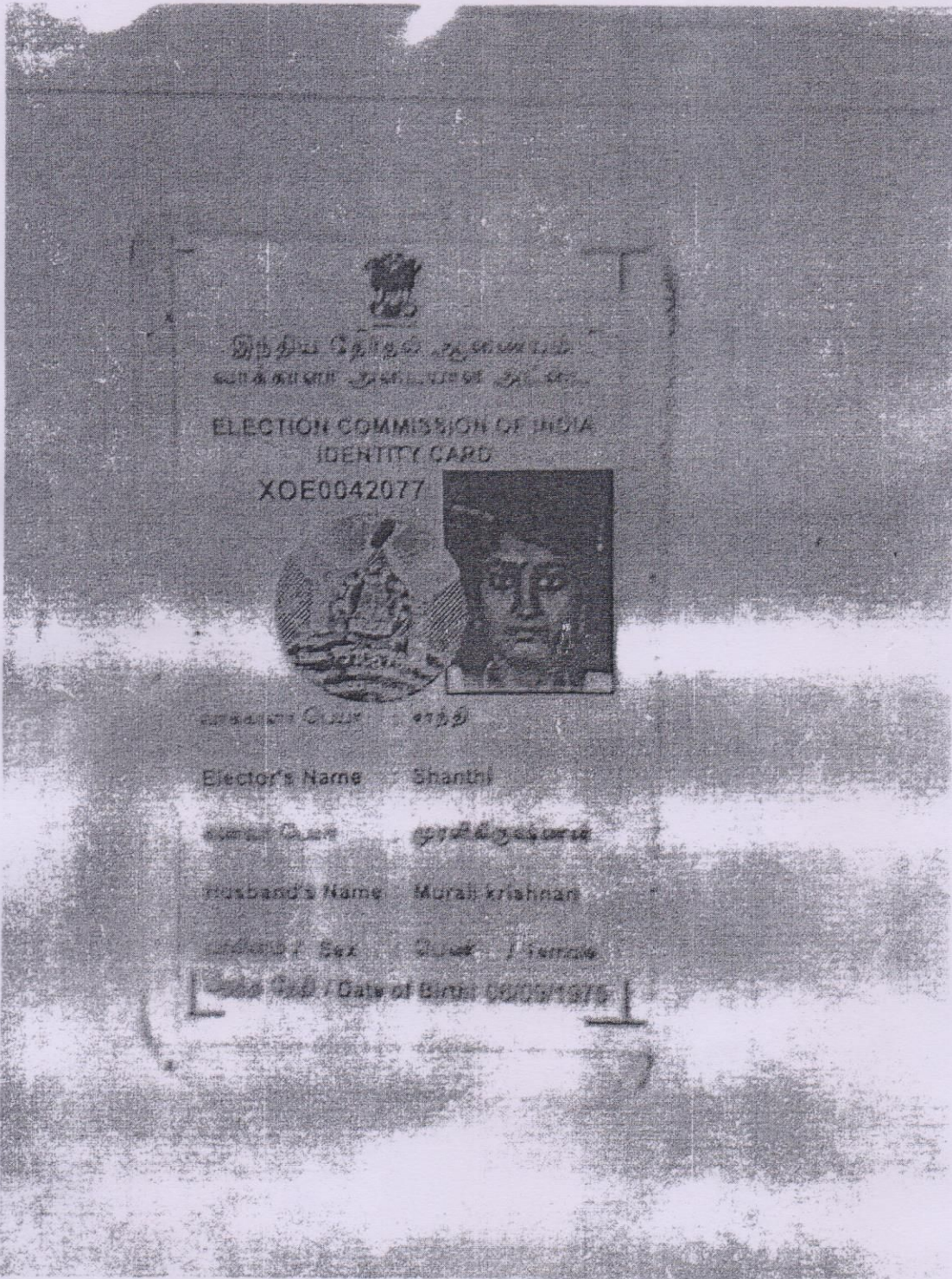


SUB REGISTRAR

Elizabeth George

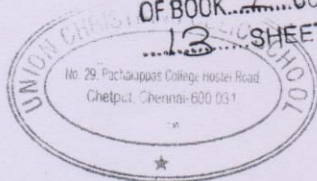
CORRESPONDENT





BB

PRINCIPAL
 UNION CHRISTIAN PUBLIC SCHOOL
 No. 29, Pachiappas Collage Hostel Road,
 Chetput, Chennai - 600 031



DOCUMENT NO. 778 OF 20/12
 OF BOOK 1 CONTAINS 13 SHEET
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SUB REGISTRAR

Elizabeth George